



**WASHINGTON HISTORIC PRESERVATION  
COMMISSION**

Regular Scheduled Meeting - Agenda  
Tuesday, November 1, 2016  
7:00 PM

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**I. Opening of the meeting**

**II. Invocation**

**III. Roll call**

**IV. Old Business**

1. A request has been made by Mr. Hilton Moore for a Certificate of Appropriateness to install a run of fencing along the east and south property line on the property located at 329 North Bonner Street.

**V. Certificate of Appropriateness**

**A. Major Works**

1. A request has been made by Mr. Todd Berry for a Certificate of Appropriateness to remove an oak tree located in the eastern side of the front yard of property located at 734 West Main Street.

**B. Minor Works**

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 329 North Bonner Street to repair and restore the porch using like materials located on the primary elevation of the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 201 West Main Street to repair rotten wood windows, exposures, façade, and entrances using like materials throughout all elevations of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 402 North Market Street to replace the rotten siding using like materials on all elevations of the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 135 East Main Street to update the roof, repair the back porch, and replace broken glass in the storefront of the property.

5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 120 McNair Street to replace rotten siding and windows using like materials on all elevations of the property.\*\*\*
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 110 North Academy Street to replace rotten siding and window casings using like materials on the secondary elevations of the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 742 West Main Street to install a tankless water heater in the secondary elevation of the property.

\*\*\*Denotes a Demolition by Neglect property.

## **VI. Other Business**

1. Demolition By Neglect Ordinance: Property Status

## **VII. Approval of Minutes – October 4th, 2016**

## **VIII. Adjourn**

# OLD BUSINESS

**329 North Bonner  
Street**

**Construction of a Six  
Foot Wooden Fence**



# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission  
Washington, NC

To: Washington Historic Preservation Commission  
102 East 2nd Street  
Washington, NC 27889

Please use Black Ink

Street Address of Property: 329 North Bonner

Historic Property/Name (if applicable): \_\_\_\_\_

Owner's Name: Hilton Moore

Lot Size: \_\_\_\_\_ feet by \_\_\_\_\_ feet.  
(width) (depth)

Brief Description of Work to be Done:

Property owner would like to construct a wooden 6' foot privacy fence along the back of his property. Fence will be constructed between the trees. Approximately 30' long. Fence will be painted white. Property owner would also like to install the same type of fencing along the south end of the property line, between the house and shed.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

## Office Use Only

(Date Received) (Initials)

### ACTION

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Withdrawn
- ☐ Staff Approval

(Date) (Authorized Signature)

Jonann Branch

(Name of Applicant - type or print)

329 North Bonner

(Mailing Address)

27889

(Zip Code)

13 July 2016

(Date)

946-0925

(Daytime Phone Number)

Jon Ann Branch

(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until \_\_\_\_\_. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.)

(Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

I, Hilton Moore, give permission for my daughter,  
Name  
Velma Stewart, to represent me at the Historic  
Preservation Commission meeting on ~~August 2<sup>nd</sup>~~, 2016.  
November 1<sup>st</sup>

Hilton Moore  
Signature







Parcels

Property Land Owners

Interior Tract Lines

Centerlines

County Line

County Line (Solid)

State



<b><u>PIN</u></b>	<b><u>GPIN</u></b>	<b><u>GPIN LONG</u></b>
01012053	5675-98-6864	5675-98-6864
<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>	<b><u>MAILING ADDRESS</u></b>
MOORE HILTON		1302 SUMMIT AVE
<b><u>MAILING ADDRESS2</u></b>	<b><u>CITY</u></b>	<b><u>STATE</u></b>
	WASHINGTON	NC
<b><u>ZIP</u></b>	<b><u>PROPERTY ADDRESS</u></b>	<b><u>ACRES</u></b>
27889	329 N BONNER ST	0.12
<b><u>NBR BLDG</u></b>	<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b>
1	2004-02-02	1376/00618
<b><u>LAND VAL</u></b>	<b><u>BLDG VAL</u></b>	<b><u>DEFR VAL</u></b>
15840	36895	0
<b><u>TOT VAL</u></b>	<b><u>NBHD CDE</u></b>	<b><u>NBHD DESC</u></b>
52735	H	HISTORICAL
<b><u>STAMPS</u></b>	<b><u>SALE PRICE</u></b>	<b><u>LAND USE</u></b>
	20000.00	
<b><u>PROP DESC</u></b>	<b><u>MBL</u></b>	<b><u>EXEMPT AMT</u></b>
1 LOT 329 BONNER STREET	567508122	
<b><u>ROAD TYPE</u></b>	<b><u>YR BUILT</u></b>	<b><u>SQ FT</u></b>
PAVED	1920	2200
<b><u>SUB CDE</u></b>	<b><u>SUB DESC</u></b>	<b><u>NBR BED</u></b>
BLUS01	SINGLE FAMILY RESIDENCE	4
<b><u>NBR BATHS</u></b>	<b><u>EFF YR</u></b>	<b><u>REID</u></b>
2.00	1946	43845
<b><u>PREV ASSES</u></b>	<b><u>TOWNSHIP</u></b>	<b><u>EXEMPT PROP</u></b>
52735	01	
<b><u>NBR STORIES</u></b>	<b><u>NBR HALF BATHS</u></b>	<b><u>OBJECTID 1</u></b>
1	0.00	6903
<b><u>TAXABLE VA</u></b>		
52735		

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East Martin Luther  
King Jr Blvd

North Bonner  
Street

House

Shed

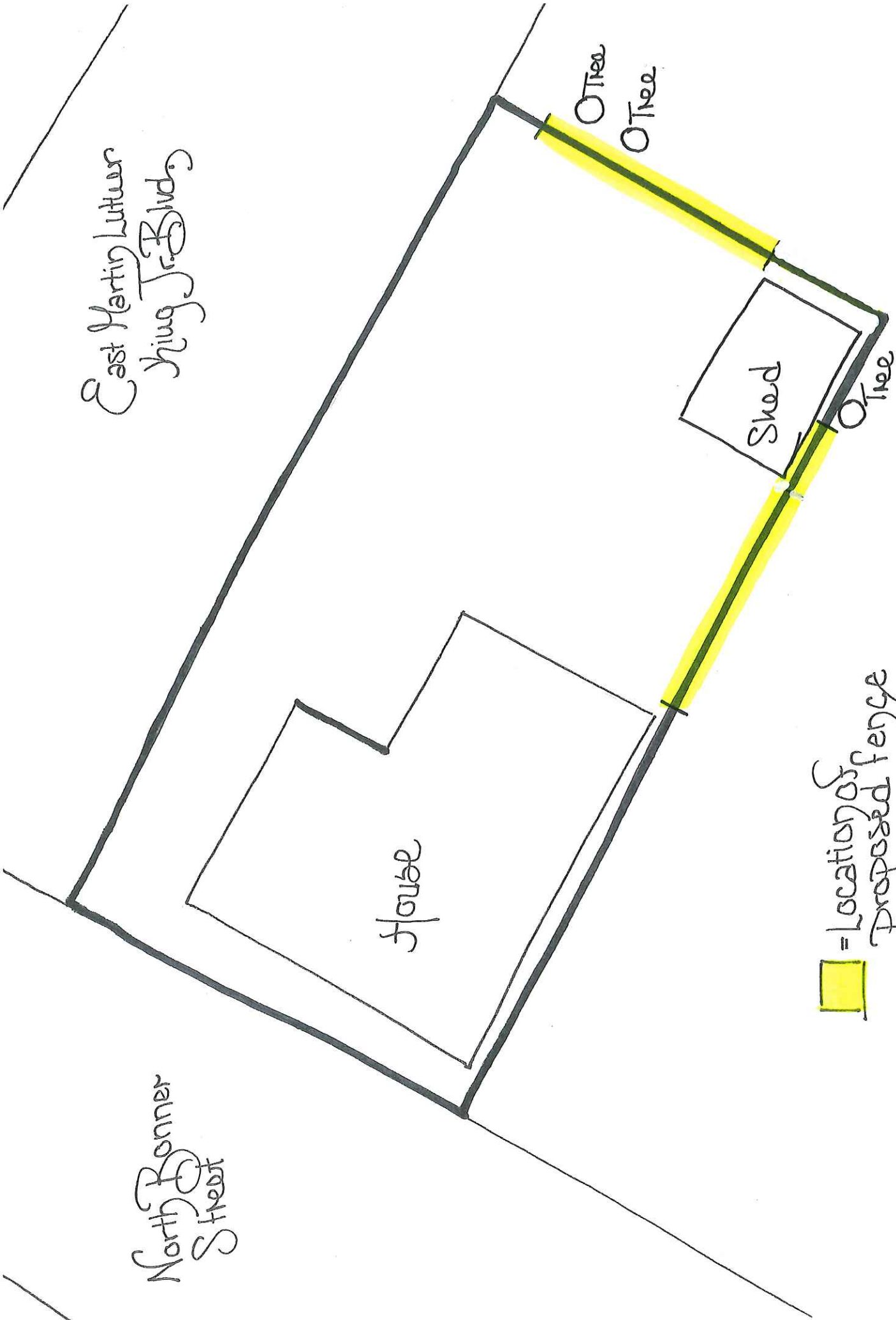
OTree  
OTree

OTree

[Yellow Box] = Location of  
proposed fence

\* Not to Scale

North









South  
Side  
Property  
Line





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## Severe Weather Natural Pressure Treated Pine Privacy Fence Panel (Common: 8-ft x 6-ft; Actual: 8-ft x 6-ft)

Item # 396146 Model # 107066

★★★★☆ (7 Reviews)



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\$44.14



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**Delivery**

✓ Delivery available as soon as tomorrow!

CHECK OTHER STORES



**Get 5% Off Every Day or Special Financing**

Minimum Purchase Required. Subject to credit approval

GET DETAILS

## **Adjoining Property Owners: 329 Bonner Street**

MOORE DAVID L  
406 E 5TH STREET  
WASHINGTON NC 27889

GODLEY RICHARD DWAYNE  
323 BONNER STREET  
WASHINGTON NC 27889

FREEMAN FORD W  
208 EDGEWATER DR  
WASHINGTON NC 27889

GODLEY THAIRBIE O  
327 NORTH BONNER STREET  
WASHINGTON NC 27889

MOORE HILTON  
329 BONNER STREET  
WASHINGTON NC 27889

COOPER WILHELMINA  
209 E 4TH ST  
WASHINGTON NC 27889

COOPER RUBY JR  
215 E MARTIN LUTHER KING DRIVE  
WASHINGTON NC 27889

HOUSE OF PRAY DELIVERANCE MIN  
P O BOX 155  
WASHINGTON NC 27889

BETTY LEE PROPERTIES LLC  
900 E MAIN STREET  
WASHINGTON NC 27889



DOWNTOWN DEVELOPMENT  
& HISTORIC PRESERVATION

October 18, 2016

Subject: Certificate of Appropriateness – 329 Bonner Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District all property owners within 100 feet of the proposed construction activities are required to be notified by the City of Washington. According to the application submitted by 329 Bonner Street your property is located adjacent to the above subject property.

**A request has been made by Mr. Hilton Moore for a Certificate of Appropriateness to install a 30' run of fencing along the eastern and southern property line of the property located at 329 North Bonner Street.**

If you would like to see plans for this work, please visit the City Planning Office prior to the meeting. Additionally, the full application is available on the city website. You are welcomed and encouraged to attend the regularly scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

**Date:** Tuesday November 1, 2016

**Place:** City Hall - Municipal building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

**Time:** 7:00 PM

In the meantime, should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Rebert".

Emily Rebert  
Community Development Planner  
Historic Preservation  
252-946-0897  
erebert@washingtonnc.gov

# Staff Report

## 329 North Bonner Street

The application for the property located at 329 Bonner Street is requesting approval to install a 6 foot wooden barricade fence in the back yard of the property.

The applicant would like to install a 30 linear foot fence run along the end of their property to delineate the property line between him and 209 East 4<sup>th</sup> Street. A six foot wooden fence already exists on the south side of the property. The proposed run would match the fence run on the south side (barricade, wooden, "dog ear" decoration, 6 feet in height, and painted white).

The Design Guidelines states in **Chapter 4.6 Fences and Walls**:

- **Chapter 4.6.3** "Deteriorated fence and wall elements should be repaired rather than replaced. New elements should match the original material, texture, and design."
- **Chapter 4.6.6** "New fences and walls should be of a design that is appropriate to the architectural style and period of the historic structure."
- **Chapter 4.6.7** "Front yard fences, fences erected adjacent to a main street or a side street should be of an open design, such as picket and no greater than four (4) feet in height."
- **Chapter 4.6.8** "Privacy fencing shall only be allowed in the rear yard. If a majority of a privacy fence is visible from the public right-of-way, a landscape buffer shall be included. No fence, including a privacy fence, shall exceed six (6) feet in height."
- **Chapter 4.6.10** "All newly constructed wooden fences which are parallel to a main street or side street shall be finished using an opaque stain or painted."



# REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 329 Bonner Street- Construction of a fence run

***A request has been made by Mr. Hilton Moore for a Certificate of Appropriateness to add a six foot high wooden privacy fence along the east and south property line of the back yard. Please review the Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.***

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

## Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness Mr. Hilton Moore to add a six foot high wooden privacy fence along the east and south property line of the back yard located at 329 Bonner Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness Mr. Hilton Moore to add a six foot high wooden privacy fence along the east and south property line of the back yard located at 329 Bonner Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls. I further move that the Historic Preservation Commission place the following conditions on the approval:

Or

I move that the Historic Preservation Commission *deny* a Certificate of Appropriateness Mr. Hilton Moore to add a six foot high wooden privacy fence along the east and south property line of the back yard located at 329 Bonner Street. This motion is based on the following findings of fact: the application is *not* congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

# MAJOR WORKS

# **734 West Main Street**

## **Removal of a Tree**

# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission  
Washington, NC

To: Washington Historic Preservation Commission  
102 East 2nd Street  
Washington, NC 27889

Please use Black Ink

Street Address of Property: 734 West Main Street

Historic Property/Name (if applicable): \_\_\_\_\_

Owner's Name: Todd Berry

Lot Size: \_\_\_\_\_ feet by \_\_\_\_\_ feet.  
(width) (depth)

Brief Description of Work to be Done:

Property owners would like to remove a tree located in the front yard on the eastern side of the property.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
<b>ACTION</b>	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

Todd Berry  
(Name of Applicant - type or print)

734 West Main Street 27889  
(Mailing Address) (Zip Code)

Todd Berry 252-328-6473  
(Date) (Daytime Phone Number)

\_\_\_\_\_  
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until \_\_\_\_\_. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.)

(Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.





Parcels



Property Land Owners



Interior Tract Lines



Centerlines



County Line



County Line (Solid)



State



<b><u>OBJECTID</u></b>	<b><u>REID</u></b>	<b><u>GPIN</u></b>
6379	43352	5675-59-5654
<b><u>GPIN LONG</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>
5675-59-5654	BERRY RICHARD TODD	BERRY LAURA BILBRO
<b><u>MAILING ADDRESS</u></b>	<b><u>MAILING ADDRESS2</u></b>	<b><u>CITY</u></b>
734 WEST MAIN STREET	734 WEST MAIN STREET	WASHINGTON
<b><u>STATE</u></b>	<b><u>ZIP</u></b>	<b><u>PROP DESC</u></b>
NC	27889	LT 6 BLK B GRIST PROPERTY
<b><u>LAND VAL</u></b>	<b><u>BLDG VAL</u></b>	<b><u>TOT VAL</u></b>
55640	123043	178683
<b><u>DEFR VAL</u></b>	<b><u>TAXABLE VA</u></b>	<b><u>PREV ASSES</u></b>
0	178683	178683
<b><u>ACRES</u></b>	<b><u>PROPERTY ADDRESS</u></b>	<b><u>TOWNSHIP</u></b>
0.27	734 W MAIN ST	1
<b><u>MBL</u></b>	<b><u>PIN</u></b>	<b><u>DATE</u></b>
567500219	01-015861	11/30/1999 12:00:00 AM
<b><u>DEED BOOK and PAGE</u></b>	<b><u>STAMPS</u></b>	<b><u>SALE PRICE</u></b>
1153/00836	312.00	156000
<b><u>NBR BLDG</u></b>	<b><u>NBHD CDE</u></b>	<b><u>NBHD DESC</u></b>
1	WSH	WEST SIDE HISTORIC
<b><u>LAND USE</u></b>	<b><u>EXEMPT PROP</u></b>	<b><u>EXEMPT AMT</u></b>
<b><u>ROAD TYPE</u></b>	<b><u>YR BUILT</u></b>	<b><u>NBR STORIES</u></b>
PAVED	1910	1
<b><u>SQ FT</u></b>	<b><u>SUB CDE</u></b>	<b><u>SUB DESC</u></b>
2264	BLUS01	SINGLE FAMILY RESIDENCE
<b><u>NBR BED</u></b>	<b><u>NBR BATHS</u></b>	<b><u>EFF YR</u></b>
3	3	1979
<b><u>NBR HALF BATHS</u></b>		
0		

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Lost branch  
after tropical storm  
hermine







# TREE REPORT:

TODD BERRY, 734 W MAIN STREET WASHINGTON, NC

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46" DBH *Quercus nigra*, Water Oak

First observations, there is a large old tear out wound at about 6' up on the trunk of the tree facing the road to the southwest. The wound has a large amount decay with carpenter ants present. The decay extends up approximately 2' up and down into the root collar. Also there are a number of recent breakouts in the upper reaches of the tree over the house and driveway. The tree has a large fissure on the northwest side of the tree with decay present. Upon sounding of tree with a mallet there was significant resonance indicating cavities within the lower 2' of the trunk of the tree and extending down into the roots of the tree. There are three codominant leaders at 8' above the root plate. Each has included bark and the one on the north side toward the house is located above the fissure previously described. The previous failure of the tree has left the tree unbalanced 70/30 with the 70% at a 10 degree lean toward the house.

With the numerous defects, the unbalanced crown of the tree over the house and recent failures I recommend removal as soon as possible.

Eugene A Stano Jr

Certified Arborist MA 4991A



# Basic Tree Risk Assessment Form

Client Todd Berry Date 9/25/2016 Time 11:00 am  
 Address/Tree location 734 W Main St Washington NC Tree no. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_  
 Tree species Quercus nigra dbh 46" Height 45' Crown spread dia. 40'  
 Assessor(s) Gene Stano MA 4991A Time frame Request Tools used DBH Tape, Mallet Visual

## Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	House	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	no	no
2	Cars	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	yes	no
3	Pedestrians	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	no	no
4	Occupants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	no	no

## Site Factors

History of failures Old failure 2 years ago, 2 recent failures within the last month Topography Flat ☒ Slope ☐ \_\_\_\_\_ % Aspect \_\_\_\_\_  
 Site changes None ☒ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe \_\_\_\_\_  
 Soil conditions Limited volume ☒ Saturated ☒ Shallow ☐ Compacted ☐ Pavement over roots ☒ 40 % Describe Road, sidewalks and driveway  
 Prevailing wind direction SW Common weather Strong winds ☐ Ice ☐ Snow ☐ Heavy rain ☐ Describe \_\_\_\_\_

## Tree Health and Species Profile

Vigor Low ☒ Normal ☐ High ☐ Foliage None (seasonal) ☐ None (dead) ☐ Normal 80 % Chlorotic \_\_\_\_\_ % Necrotic 20 %  
 Pests Carpenter Ants Abiotic \_\_\_\_\_  
 Species failure profile Branches ☒ Trunk ☒ Roots ☒ Describe Old water oaks tend to always have a large amount of decay

## Load Factors

Wind exposure Protected ☐ Partial ☒ Full ☐ Wind funneling ☐ Relative crown size Small ☐ Medium ☒ Large ☐  
 Crown density Sparse ☒ Normal ☐ Dense ☐ Interior branches Few ☐ Normal ☒ Dense ☐ Vines/Mistletoe/Moss ☐ \_\_\_\_\_  
 Recent or planned change in load factors \_\_\_\_\_

## Tree Defects and Conditions Affecting the Likelihood of Failure

### — Crown and Branches —

Unbalanced crown ☒ LCR 90 %  
 Dead twigs/branches ☒ 10 % overall Max. dia. 8"  
 Broken/Hangers Number 4 Max. dia. 2"  
 Over-extended branches ☒  
 Pruning history  
 Crown cleaned ☐ Thinned ☐ Raised ☐  
 Reduced ☒ Topped ☐ Lion-tailed ☐  
 Flush cuts ☐ Other \_\_\_\_\_  
 Cracks ☒ Lightning damage ☐  
 Codominant ☒ Three codominant stems Included bark ☒  
 Weak attachments ☒ Cavity/Nest hole \_\_\_\_\_ % circ.  
 Previous branch failures ☒ 8 and 10 inch Similar branches present ☒  
 Dead/Missing bark ☒ Cankers/Galls/Burls ☐ Sapwood damage/decay ☒  
 Conks ☐ Heartwood decay ☒ In area of previous failures  
 Response growth slow  
 Main concern(s) the weight of the extended branches and decay present

Load on defect N/A ☐ Minor ☐ Moderate ☒ Significant ☒  
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

### — Trunk —

Dead/Missing bark ☒ Abnormal bark texture/color ☒  
 Codominant stems ☒ Included bark ☒ Cracks ☒  
 Sapwood damage/decay ☒ Cankers/Galls/Burls ☐ Sap ooze ☒  
 Lightning damage ☐ Heartwood decay ☒ Conks/Mushrooms ☐  
 Cavity/Nest hole 40 % circ. Depth 24" Poor taper ☐  
 Lean 10 ° Corrected? no  
 Response growth Present but cannot close the wounds  
 Main concern(s) Large fissure and tear out on trunk of the tree

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒  
 Likelihood of failure  
 Improbable ☐ Possible ☐ Probable ☐ Imminent ☒

### — Roots and Root Collar —

Collar buried/Not visible ☐ Depth \_\_\_\_\_ Stem girdling ☐  
 Dead ☐ Decay ☒ Conks/Mushrooms ☒  
 Ooze ☐ Cavity ☐ \_\_\_\_\_ % circ.  
 Cracks ☐ Cut/Damaged roots ☐ Distance from trunk \_\_\_\_\_  
 Root plate lifting ☐ Soil weakness ☐  
 Response growth Good  
 Main concern(s) Decay in the root plate

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒  
 Likelihood of failure  
 Improbable ☐ Possible ☐ Probable ☒ Imminent ☐



### Risk Categorization

[illegible]

*Matrix I*, Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
<b>Imminent</b>	Unlikely	Somewhat likely	Likely	Very likely
<b>Probable</b>	Unlikely	Unlikely	Somewhat likely	Likely
<b>Possible</b>	Unlikely	Unlikely	Unlikely	Somewhat likely
<b>Improbable</b>	Unlikely	Unlikely	Unlikely	Unlikely

*Matrix 2. Risk rating matrix.*

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions \_\_\_\_\_

<b>Mitigation options</b>	This tree should be removed as soon as possible, the risk due to the decay and fissure on the NW side of the tree and the unbalanced nature of the tree creates a condition ready for the tree to fail.	<b>Residual risk</b> none
---------------------------	---	---------------------------

## Residual risk

**Residual risk**

**Overall tree risk rating**    Low ☐    Moderate ☐    High ☒    Extreme ☐

Work priority 1 ☒ 2 ☐ 3 ☐ 4 ☐

**Overall residual risk**      Low ☒    Moderate ☐    High ☐    Extreme ☐

Recommended inspection interval Weekly

Data ☒ Final ☐ Preliminary Advanced assessment needed ☐ No ☐ Yes-Type/Reason \_\_\_\_\_

Inspection limitations ☒None ☐Visibility ☐Access ☐Vines ☐Root collar buried Describe \_\_\_\_\_

## Adjoining Property Owners

### 734 West Main Street

WICKHAM JOHN C  
739 W MAIN STREET  
WASHINGTON NC 27889

MAYNE WINFIELD K  
735 WEST MAIN STREET  
WASHINGTON NC 27889

SAUVE FREDERICK P JR  
738 W MAIN STREET  
WASHINGTON NC 2788

BUTLER JOHN WALTER  
731 WEST MAIN ST  
WASHINGTON NC 2788

MECHLING LINDA C  
736 WEST MAIN STREET  
WASHINGTON NC 27889

BERRY RICHARD TODD  
734 WEST MAIN STREET  
WASHINGTON NC 27889

MUSSELMAN MARY PAT  
755 W 2ND STREET  
WASHINGTON NC 27889

BENNETT JEFFERY A  
751 W 2ND STREET  
WASHINGTON NC 27889

LOBOS MICHAEL J  
316 SUNNYSIDE DRIVE  
WASHINGTON NC 27889

CORREA WAYNE JOSEPH  
732 W MAIN STREET  
WASHINGTON NC 27889

WOOD JEFFREY L  
747 WEST SECOND STREET  
WASHINGTON NC 27889

KENNER WILLIAM DAVIS IV  
743 WEST SECOND STREET  
WASHINGTON NC 27889

BARMER GREGORY C  
741 WEST 2ND STREET  
WASHINGTON NC 27889

MCCOOK DAVID K  
739 WEST 2ND STREET  
WASHINGTON NC 27889

OVERTON MICHAEL V  
3927 MOBLEYS BRIDGE RD  
GRIMESLAND NC 27837

DAVIS GILBERT P  
735 WEST 2ND STREET  
WASHINGTON NC 27889





DOWNTOWN DEVELOPMENT  
& HISTORIC PRESERVATION

October 18, 2016

Subject: Certificate of Appropriateness – 734 West Main Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District all property owners within 100 feet of the proposed construction activities are required to be notified by the City of Washington. According to the application submitted by the owner of 734 West Main Street, your property is located adjacent to the above subject property.

**A request has been made by Mr. Todd Berry for a Certificate of Appropriateness to remove an oak tree on the eastern side in the front yard of the property located at 734 West Main Street.**

If you would like to see plans for this work, please visit the City Planning Office prior to the meeting. Additionally, the full application is available on the city website.

You are welcomed and encouraged to attend the regularly scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

**Date:** Tuesday November 1st, 2016

**Place:** City Hall - Municipal building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

**Time:** 7:00 PM

In the meantime, should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Rebert", written in a cursive style.

Emily Rebert  
Community Development Planner  
Historic Preservation  
252-946-0897  
erebert@washingtonnc.gov

# Staff Report

## 734 West Main Street

The application for the property located at 734 West Main Street has submitted a request to remove an oak tree located in the front yard on the eastern side of the property. The tree is dying and is now a hazard to the house on the property.

The property owners have submitted a tree risk assessment provided by certified arborist, Eugene A Stano Jr.. Mr. Stano has confirmed multiple issues with the tree that puts the house and its occupants at great risk.

The property owner has also consulted with Mr. Wayne Woolard about the tree. Mr. Woolard did not submit a letter to the property owner, but also acknowledged the same hazards Mr. Stano pointed out. The staff called Mr. Woolard and confirmed.

This tree is creating a safety hazard to historic structures.

**Design Guidelines Chapter 4.1.8 Landscaping** states "removal of significant trees should only be done if it has disease or storm damage, or is a safety hazard to historic structures." Both reports from tree experts state the tree is a hazard to historic structures. **4.1.9** states "If a diseased, storm damaged or safety hazard tree is removed, it should be replaced by a suitable species, as designated in an approved landscaping plan, within sixty (60) days from time of removal."

# REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: The owner of 734 West Main Street has submitted a request to remove an oak tree located in the front yard on the eastern side of the property.

***A request has been made by Mr. Todd Berry to remove an oak tree located in the front yard on the eastern side of the property at 734 West Main Street.*** To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

## Possible Actions

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Todd Berry to remove an oak tree located in the front yard on the eastern side of the property at 734 West Main Street. *This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 4.1 Landscaping**.*

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Todd Berry to remove an oak tree located in the front yard on the eastern side of the property at 734 West Main Street. *This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 4.1 Landscaping**.* I further move that the Historic Preservation Commission **place the following conditions** on the approval:

Or

I move that the Historic Preservation Commission **deny a Certificate of Appropriateness** to Mr. Todd Berry to remove an oak tree located in the front yard on the eastern side of the property at 734 West Main Street. *This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 4.1 Landscaping**.*



# MINOR WORKS

## **B. Minor Works**

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 329 North Bonner Street to repair and restore the porch using like materials located on the primary elevation of the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 201 West Main Street to repair rotten wood windows, exposures, façade, and entrances using like materials throughout all elevations of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 402 North Market Street to replace the rotten siding using like materials on all elevations of the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 135 East Main Street to update the roof, repair the back porch, and replace broken glass in the storefront of the property.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 120 McNair Street to replace rotten siding and windows using like materials on all elevations of the property.\*\*\*
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 110 North Academy Street to replace rotten siding and window casings using like materials on the secondary elevations of the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 742 West Main Street to install a tankless water heater in the secondary elevation of the property.

\*\*\*Denotes a Demolition by Neglect property.

# OTHER BUSINESS



**Washington's  
Demolition by Neglect  
Ordinance:  
Property Status**

# MINUTES

**WASHINGTON HISTORIC PRESERVATION COMMISSION**  
**Regular Scheduled Meeting – Minutes**  
**Tuesday, October 4<sup>th</sup>, 2016**  
**7:00 PM**

**Members Present**

Cheri Vaughn    Geraldine McKinley  
Ed Hodges      Mark Everett  
Judi Hickson    William Kenner

**Members Absent**

Mary Pat Musselman

**Others Present**

Emily Rebert, Historic Planner  
Jessica Green, Administrative Support

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**I.      Opening of the meeting**

The Chairman called the meeting to order.

**II.     Invocation**

A moment of silence was taken.

**III.    Roll Call**

A silent roll call was taken by staff.

Emily Rebert removed an item from the Major Works. She explained that the owner of 120 McNair Street had contacted her and is moving forward with what is required of him. Mark Everett made a motion to accept the agenda. His motion was seconded by Geraldine McKinley.

**IV.    Old Business**

1. A request has been made by Mr. John Moseley for a Certificate of Appropriateness to remove a magnolia tree located in the western side of the property on 243 East Main Street.

Mr. Moseley came forward and was sworn in. He presented a letter from Edwards Tree Service provided after they came out and accessed the tree. Mr. Moseley also presented pictures showing where the roots are coming into the basement as well as all along the side of the house. Mr. Moore stated that the root system is even pushing up against the retaining wall and



workshop on the property. He stated that cutting the roots would just weaken the base of the tree even more.

The Chairman opened the floor and no one came forward.

Mark Everett made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. John Moseley to remove the magnolia tree located on the western side of the property located at 243 East Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 4.1 Landscaping. Cheri Vaughn seconded the motion and all voted in favor.

The Commission also explained to Mr. Moseley that the tree needs to be replaced somewhere on the property. Mr. Moseley stated that they planned to plant another tree.

## **V. Certificate of Appropriateness**

### **A. Major Works**

1. A request has been made by Mr. Jim Wiley, acting as agent for Beacon Street, for a Certificate of Appropriateness to construct a new single family, two-story dwelling on Lot # 21. The home will be consistent and will match single family residences in the development.

Carol Nash came forward and was sworn in. Ms. Nash stated that this plan is very similar to some of the plans approved under the blanket approval. She explained that this plan is a Magnolia with a couple of modifications. She stated that this being a corner lot they have decided to go with a wraparound deck with a wood horizontal railing, instead of a vertical railing, and they added a window.

No one came forward to speak for or against the request.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #21 Moss Landing. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction. Her motion was seconded by Mark Everett and all voted in favor.

### **B. Minor Works**

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 511 West Second Street to install a new gas furnace under the house and an outdoor condenser located on the east side of the house on the property.

2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 509 West Second Street to install a split heat pump and a condenser on the deck on the tertiary elevation of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 211 West Main Street to replace the existing HVAC on the roof of the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 432 East Main Street to re-install a new white picket fence around the mechanicals located on the east side of the property.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 105 West Main Street to install a new HVAC unit in place of the previous one on the roof of the property.
6. A request has been made and approved by staff for Certificate of Appropriateness for the owner of 110 North Academy Street to install a new HVAC unit in place of the previous one on the tertiary elevation of the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 122 South Harvey Street to install a 24"x30" freestanding sign in the primary elevation of the property.
8. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 624 West Main Street to do the following items on the property.
  - a. Repair/Replace rotten siding, trim, porch flooring, columns, and posts around the house using like materials
  - b. Remove dead landscaping in public ring of way to replace with something more appropriate.
9. A request been made and approved by staff for a Certificate of Appropriateness for the owner of 705 West Second Street to repair/replace siding, roofing, and windows using like materials on the property.

Mark Everett made a motion to approve all the minor works. Judi Hickson seconded the motion and all voted in favor.

## **VI. Other Business**

### **1. Demolition by Neglect Ordinance: Property Status**

Emily Rebert came forward and explained over the past several months 7 letters went out to property owners that have not been upholding their promised plan to repair. She explained that all of them came into the office and submitted a plans, time lines, or completion dates. She went through some of the individual cases and explained the status to the Commission. The Commission discussed some of the properties and options and ways to help them with their projects.

## **VII. Approval of Minutes – September 6, 2016**

William Kenner made a motion to approve the minutes. His motion was seconded by Mark Everett.



**VIII. Adjourn**

There being no other business the meeting was adjourned.